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## Resolution Trust Corp. stirs no feelings of nostalgia

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I'm addicted to nostalgia.

I'll sit up half the night watching old black-and-white movies.

And just the sight of an antique car or an old steam train can make me weepy.

So why can't I get all sentimental over recent recollections of the Resolution Trust Corp.?

Maybe for the same reason I don't reminisce about having a tooth pulled or running a nail through my foot. My memories of the RTC are anything but mawkish.

Instead, I recall a bureaucrat-bound government agency that couldn't make quick decisions and, when it did, often made the wrong ones.

And you can just imagine the politics involved.

"It's all typical government bureaucracy," said one frustrated broker I quoted in a 1990 article. "There is zero deal-making incentive. It's political folderol – that's all it is."

At the time, the RTC was baby-sitting more than 30,000 properties in Texas.

Before it was over, the government sell-off of foreclosed assets would go down as the biggest transfer of property around these parts since the Louisiana Purchase. And that deal only cost about \$23 million.

By the time the RTC went out of business in the mid-1990s, almost \$400 billion in assets from failed savings and loans had been liquidated.

Many of the commercial properties were sold at auctions, sometimes trading for 10 cents on the dollar.

The fire sales destroyed the value of even nondistressed projects and cost the taxpayers and the overall economy untold billions.

So pardon me if I don't get nostalgic from recent talk about the good ol' RTC and how the government is going to fix up the financial sector mess.

If anything, this could mean that the housing sector turnaround will be delayed and values will fall still lower.

Warehouse vacancies

The Dallas-Fort Worth warehouse market is showing signs of the economic slowdown – overall vacancy has edged above 10 percent.

At the same time, demand for industrial space has fallen about a third from a year ago, according to statistics from Cushman & Wakefield of Texas.

At the end of September, net industrial leasing in the D-FW area totaled about 4.6 million square feet, compared with more than 7.2 million square feet of net leasing a year earlier.

The good news is industrial construction has fallen by an even greater pace – down almost 6 million square feet from a year ago.

Regency relocates

Regency Energy Partners LP has completed a relocation of its headquarters to Bryan Tower in downtown Dallas.

The company, which moved from 1700 Pacific, almost doubled its office space and will occupy two floors in the skyscraper with its 110 employees.

Site Selection Group LLC handled real estate negotiations.